

Isle of Wight AONB Partnership - Development Control & Planning Work Group
Minutes of Meeting 13 November 2006
10.00 p.m. Boardroom, Innovation Centre

In Attendance

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| Richard Grogan | IW AONB Steering Committee Nature Conservation Portfolio (Chair) |
| Denis Russell | IW AONB Steering Committee Vice-Chairman/Community & Parish Portfolio |
| David Court | IW AONB Steering Committee Coastal Portfolio |
| Tony Tutton | IW AONB Steering Committee Chairman |
| David Groves | IW AONB Steering Committee Rural Business Portfolio |
| Dr P James | CPRE representative |
| Nicky Rogers | AONB Planning Officer |
| Carrie McDowell | AONB Assistant |

Remote Member

Nicola Davies Countryside Agency

1) Apologies for absence

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| John Brownscombe | AONB Lead Officer |
| Vicky Basford | IW AONB Steering Committee Historic Environment Portfolio |
| Professor Dennis Russell | Chairman CPRE |

2) Minutes of previous meeting and Matters Arising

NR advised the meeting that at a recent meeting, the Council unanimously refused the application for the Wind Farm at Wellow, the major reason cited being the impact on the landscape. There are now three routes the applicant can pursue:-

- take no further action
- lodge an appeal
- put in a revised application

The time limit for the applicant to appeal is six months.

3) Island Plan and South East Plan

a) Island Plan

A final comment has been submitted on the draft Core Strategy, which is based on the soundness of the Strategy rather than the content. There is little mention of the AONB or landscape protection, and we have taken the opportunity to mention the CRow Act, "Duty of Regard" and PPS7. The date of the Examination in Public for the South East Plan is 25 January 2007. NR intends to meet with Wendy Perera (Acting Head of Planning Policy), as we need to ensure the changes we have suggested have been taken on board.

b) South East Plan

Due to the clash of dates with the Island Plan Examination in Public, we may request an alternative representative for the AONB if we feel attendance is necessary, and this will be placed on the Agenda for the next Steering Committee meeting in December.

It appears from the last consultation on the South East Plan, they have not taken into account the comments made by Marijke in her original submission as their website says we did not respond, therefore we have re-submitted the original comments. NR felt it was more important to attend the meeting on the South East Plan, to ensure that the AONB and its landscape is underpinned within this document. The Island Plan will have to derive from and accord with the South East Plan.

A question was asked about our comments on the Bay Area Action Plan, and it was advised that comments had been made on the Issues Paper. It was reported that only Yaverland was part of the Bay Area within the AONB however upon checking the boundary, it appears it stretches as far as Bembridge and Brading incorporating significant areas of the AONB.

4) Planning Policy

It has been agreed JB will take on the task of ensuring the draft guidance notes for both Horse Management and Farm Diversification currently in draft form, are re-consulted on and issued in their final format. Now the Planning system has changed, it will not be possible for the Council to adopt them as Supplementary Planning Guidance, but in their final form they can be used as examples of best practice. Concern was expressed that there is greater impact on the landscape from permitted development. However, by nature they are permitted and we can only hope to guide and influence this development in the AONB.

5) Development Control

a) Motocross

On the expiration of the Enforcement Notice, a further application requested three events per year, which can only be run with the permission of the IW Council. Although permission was granted for an event last year, it was refused this year and an Enforcement Notice issued to return the land back to agriculture. NR advised the Environmental Impact Assessment does not contain enough relevant information to assess the impact on the landscape, and Planning Offices will recommend one of the following courses of action:-

- recommend withdrawal of the application and re-submit with a valid EIA
- withdraw application and comply with the Enforcement Notice
- refuse the application

NR recommended our comment should highlight the missing information, pointing out that insufficient details within the EIA mean it is not possible to make a reasoned assessment of the application and it should be refused. The meeting felt the visual impact on the AONB was sufficiently detrimental for us to object, and it was agreed

NR would reiterate our original objections covering visual impact, noise, lighting and traffic.

b) Undercliff Drive

It was advised that a newsletter has been sent out suggesting it contained the views of the Council, but in fact it was a report of what a Councillor had said, which was that the application had been approved under delegated powers and work would commence in the Autumn. No new application has been made, but Natural England have been requested to make a revised comment on the scheme.

c) Safari Park at Niton Manor Farm

A pre-application meeting was held between NR, the applicant, his agent, and Sarah Wilkinson from the Planning Department. The applicant was advised that this development was inappropriate in this location. The main areas of concern were:-

- Transport
- Visual impact
- Non-indigenous species
- Fencing
- Outside the development envelope

Following a meeting with Niton Parish Council and members of the public, the applicant intends to continue with his proposal. Both the AONB Unit and Planning have made formal comments following the pre-application meeting, both concluding that such a development is inappropriate in the suggested location.

d) Robin Hill

Excellent progress has been made with a meeting of interested parties, discussing a master plan approach for Robin Hill, and site visits had taken place. The owners have put in place woodland walks with a cultural and heritage theme, a squirrel hide and an appreciation centre. It is intended that over a period of time attractions at Blackgang will be moved to Robin Hill, and as the pre-application process will be ongoing, this should highlight any potential objections.

e) Blackwater Cricket Pitch

Following the refusal of a previous application for a site at Whitcombe, an application has now been made for a cricket pitch on a site at Blackwater. It is not in the AONB, but can be viewed from surrounding downs both east and west, which are in the AONB. Initially the Unit made no objection to the application, but following contact from a member of the public who did express concern, the site was re-visited and viewed from St Georges Down. Following this visit, the Unit put in a late comment raising concerns regarding landscape impact from parts of the AONB of a building and more formalised green space. They requested that Planning Officers under their "Duty of Regard", consider how views would be changed by this application. After reviewing the application, the Committee felt that if we are still within the deadline, further comment should be made to the Planning Department strengthening

concerns about visual impact both to and from areas of the AONB in terms of lighting, building, parking, spread of development out of Newport, road infrastructure and the development envelope.

Action: *NR to make further contact with the Planning Department*

Update: *Comment was submitted. Application was approved at Committee on 21 November 2006*

6) Any Other Business

A question was asked about an application by the Gun Club, to increase the number of shooting days. It was advised that our comment confirmed strong resistance to the relaxation of controls on the use of this site, and re-iterated our objection to the proposal. The application was refused.

There has also been an application in respect of Appuldurcombe, to provide an arena for horseback falconry, ancillary offices, bird welfare hospital and manager's accommodation. As there have been problems recently accessing online documents, we will review the application when access has been restored.

There being no further business, the meeting closed at 12.25 p.m.